

EXHIBIT A

RECOMMENDED FINDINGS OF FACT

PLN21-0030

1411 Bancroft Avenue APN 77-526-1

Allen Leung, 1411 Bancroft Avenue, LLC (Applicant and Property Owner)

The Board of Zoning Adjustments hereby approves PLN21-0030, subject to the following findings:

CONDITIONAL USE PERMIT

- 1. That the proposed location of the use is in accord with the objectives of the Zoning Code and the purposes of the district in which the site is located.**

The proposed Group Housing use for an assisted living facility for the elderly with 15 residents is in accord with the purposes of the Residential Multi-Family RM-1800 zoning district because the project provides residential accommodations for seniors and would result in improvements to the property that align with the purposes of the Residential Districts, which include accommodating a variety of housing types and achieving a high standard of site and building design and design compatibility with surrounding neighborhoods.

- 2. That the proposed location of the use and the proposed conditions under which it would be operated or maintained, will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.**

The proposed location of the use and the conditions under which it will be operated will be consistent with the General Plan, which includes policies to provide a variety of housing types for all segments of the community, including special needs groups. The City's stated goals and policies related to the Land Use section listed in the General Plan. The following are the specific General Plan goals and policies support the proposed project (note: LU-Land Use, CSF-Community Services and Facilities):

GOAL LU-1. Maintain stable, safe, and attractive neighborhood.

Policy LU-1.1. Housing Maintenance. Support the on-going conservation, maintenance and upgrading of the city's housing inventory.

Policy LU-2.1. Complete Neighborhoods. Strive for "complete neighborhoods" that provide an array of housing choices; easy access to retail stores, commercial services, and medical care; quality public schools; great parks and open spaces; affordable transportation options; and civic amenities.

GOAL LU-3. Provide housing opportunities and improve economic access to housing for all segments of the community.

Policy CSF-5.11 Special Needs Services and Facilities. Support special needs services that foster independence for older adults, people with disabilities and those facing physical or mental health challenges.

Action CSF-5.11.A: Adult Care Facilities Support the development of additional high-quality, affordable assisted living, nursing, adult day care, and other health care and special needs facilities in the city.

3. That the proposed use will not be detrimental to the public health, safety or welfare.

The project would provide San Leandro greater opportunities to for more diverse housing types and options as the project provides a specific target population with housing. The adaptive reuse of an existing building and associated on site improvements will result in an improvement to the appearance of the property. The site is adequately served with public services, including utilities, and public transportation. Based on these findings, the proposed project, as conditioned, will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. The project has been appropriately conditioned and is subject to compliance with the City's uniformly applicable regulations, including the provisions of the General Plan, Zoning Code and Municipal Code, all of which contain policies and requirements to ensure that development in the City does not create a public nuisance or conditions detrimental to the public health, safety or welfare of the community.

4. That the proposed use will comply with the provisions of the Zoning Code; including any specific condition required for the proposed use, in the district, in which it would be located.

The proposed use, as conditioned, will comply with the provisions of the Zoning Code, including the Residential Multi-Family RM-1800 zoning district requirements because the improvements on the project site conform to applicable development standards, including lot coverage, fence and parking requirements. The availability of on-site parking will be expanded as a result of the project and will meet and exceed the Zoning Code requirements. The conditions of approval will adequately regulate the use and require ongoing compliance with the Zoning Code.

5. That the proposed use will not create adverse impacts on traffic or create demands exceeding the capacity of public services and facilities, which cannot be mitigated.

The proposed use will not create adverse impacts on traffic or create demands exceeding the capacity of public services and facilities which cannot be mitigated because the project proposes adaptive reuse of an existing site and conditions of approval have been included to prohibit residents of the facility from keeping personal vehicles on site. Traffic to and from the site will be limited to staff, visitors, and delivery vehicles, which are not anticipated to exceed the number of trips associated with the current conditions of six separate residential units. Existing public services and facilities have sufficient capacity to serve the proposed use.